



ILLINOIS ROUTE 53/120 CORRIDOR LAND USE PLAN

CMAP

ENR Committee

APRIL 1, 2015

IL Rt. 53/120 - It's a long story...

Discussed for nearly 50 years

Numerous attempts to move project forward, including NIPC in the 90's

2010: 53/120 listed as GO TO 2040 Major Capital Project with high potential to reduce regional congestion

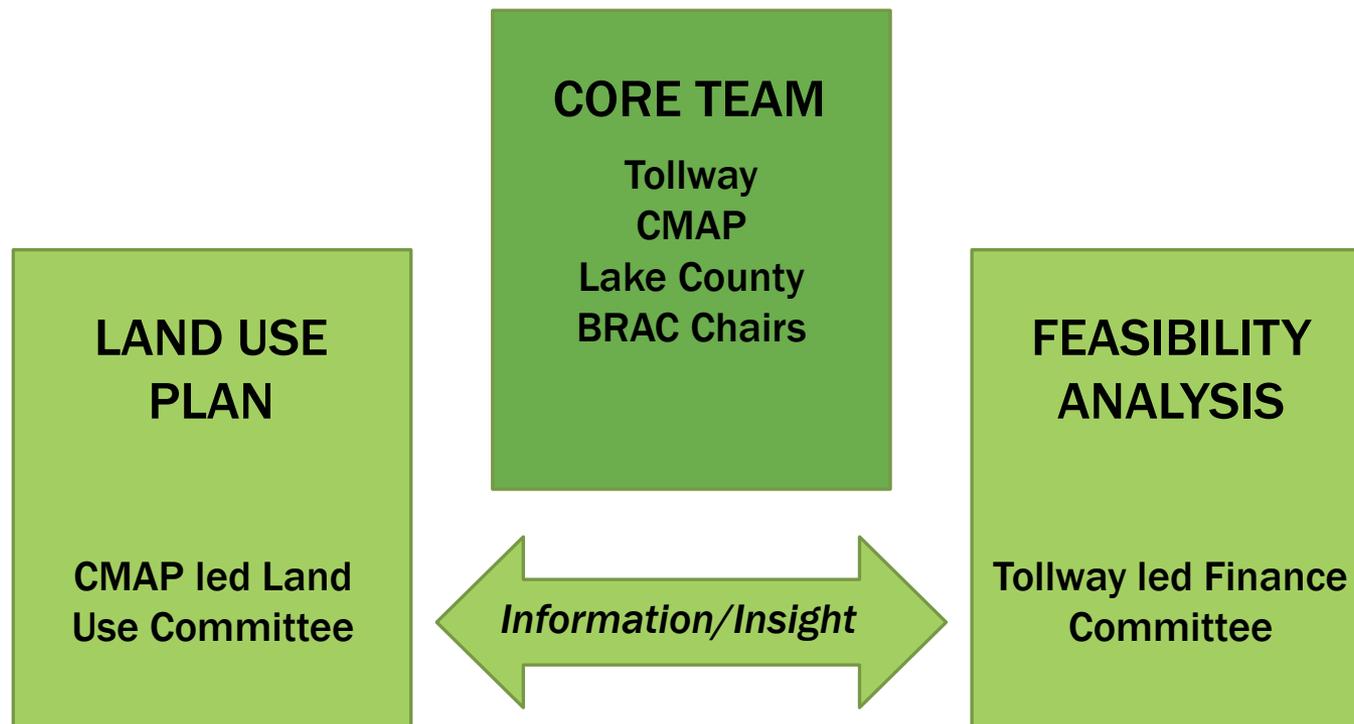
2012: Blue Ribbon Advisory Council Report recommends conditional advancement of facility:

1. Create a transportation system that preserves the environment, communities, and connectivity
2. Design a context-sensitive roadway
3. Respect and preserve the land
4. Create an innovative road funding plan
5. Create a market-based land use, transportation, and open space plan (also recommended in GO TO 2040)



Process Overview

Relationship of CMAP Land Use Plan & Tollway Feasibility Analysis



Land Use Committee

Co-chairs

Aaron Lawlor, Lake County Board

George Ranney, BRAC Co-Chair

Members

Buffalo Grove

Grayslake

Gurnee

Hawthorne Woods

Kildeer

Lake Zurich

Lakemoor

Libertyville

Long Grove

Mundelein

Round Lake

Round Lake Park

Vernon Hills

Volo

Wauconda

Lake County

Lake County Partners

Liberty Prairie Foundation

Openlands

Process Overview



Outreach & Education

Ongoing

www.lakecorridorplan.org

March – October 2014

Existing Conditions Assessment

October 2014 – March 2015

Detailed Land Use, Market, Transportation, and Environmental Analysis

May – June 2015

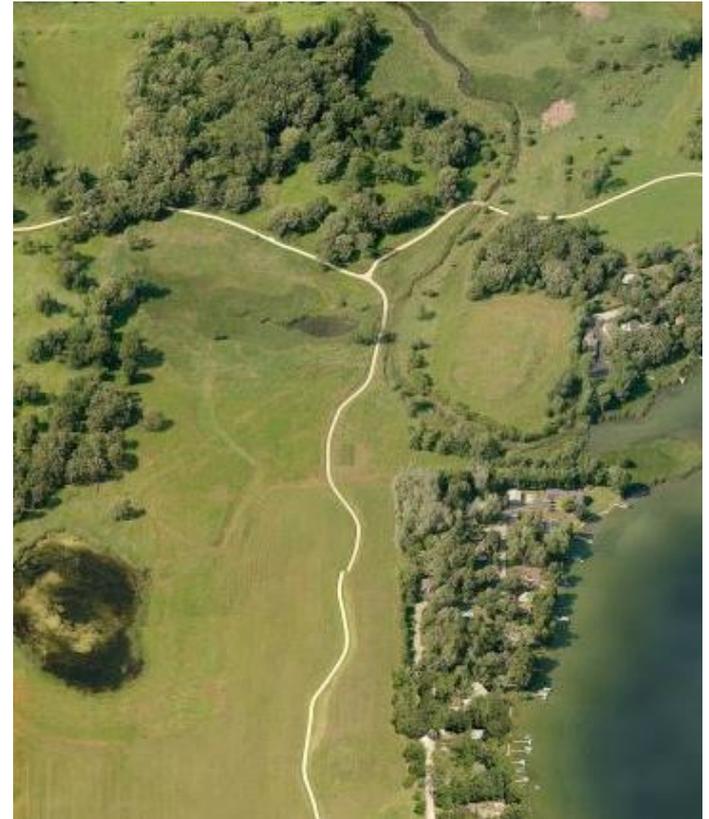
Draft and Final Corridor Plan

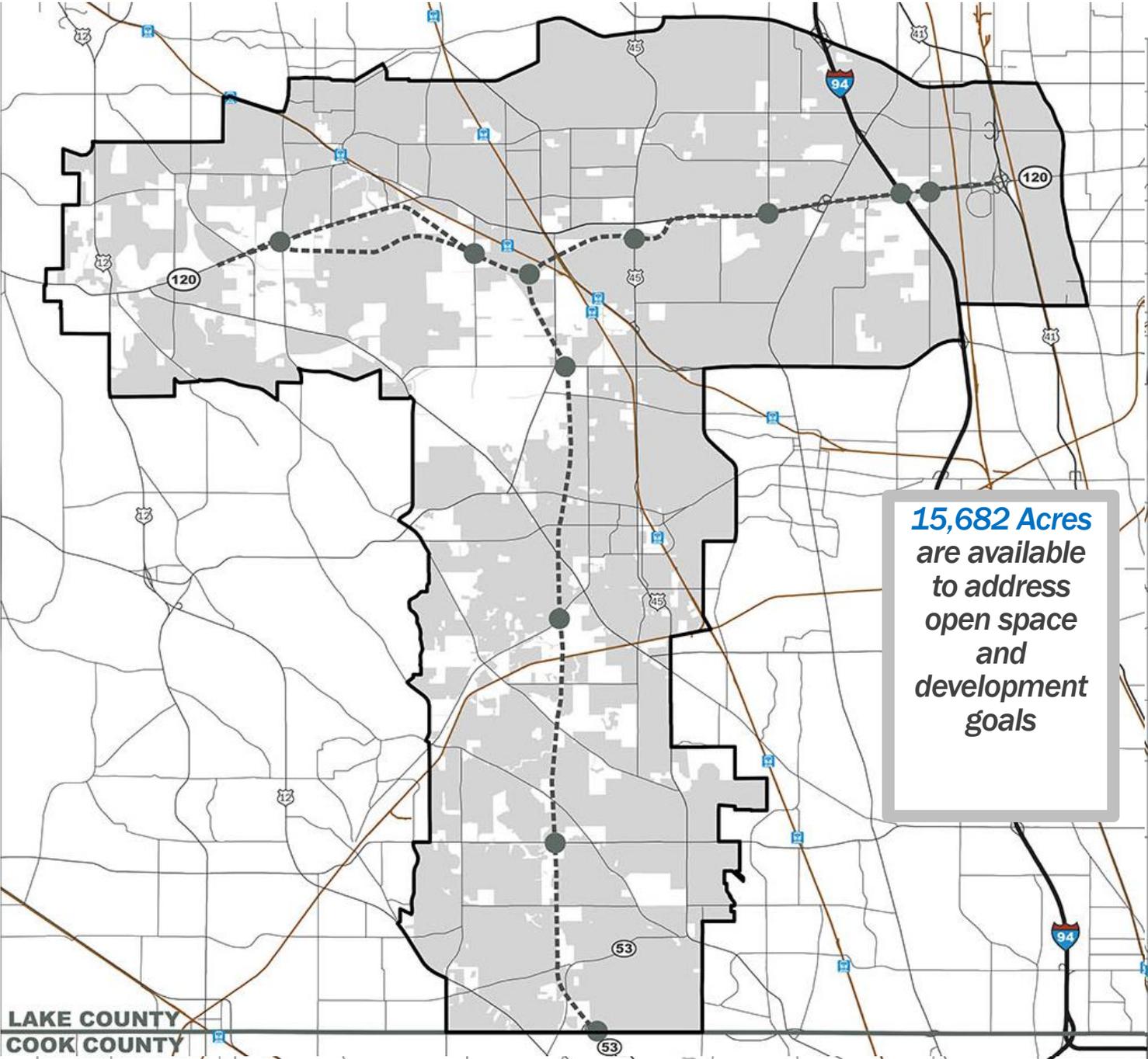
June 2015 – December 2015

Plan Endorsement and Follow-up

Corridor Land Use Plan Objectives

1. Utilize a **market-driven approach** to assess the feasibility of future land use change
2. **Balance** economic development, open space, and community character goals
3. Formulate a **multi-jurisdictional economic development strategy**
4. Encourage **mixed-use, pedestrian-friendly and/or transit-supportive land uses**
5. Design land use and transportation systems to facilitate **walking and biking, transit, increase local connectivity**
6. Develop an **integrated open space system**



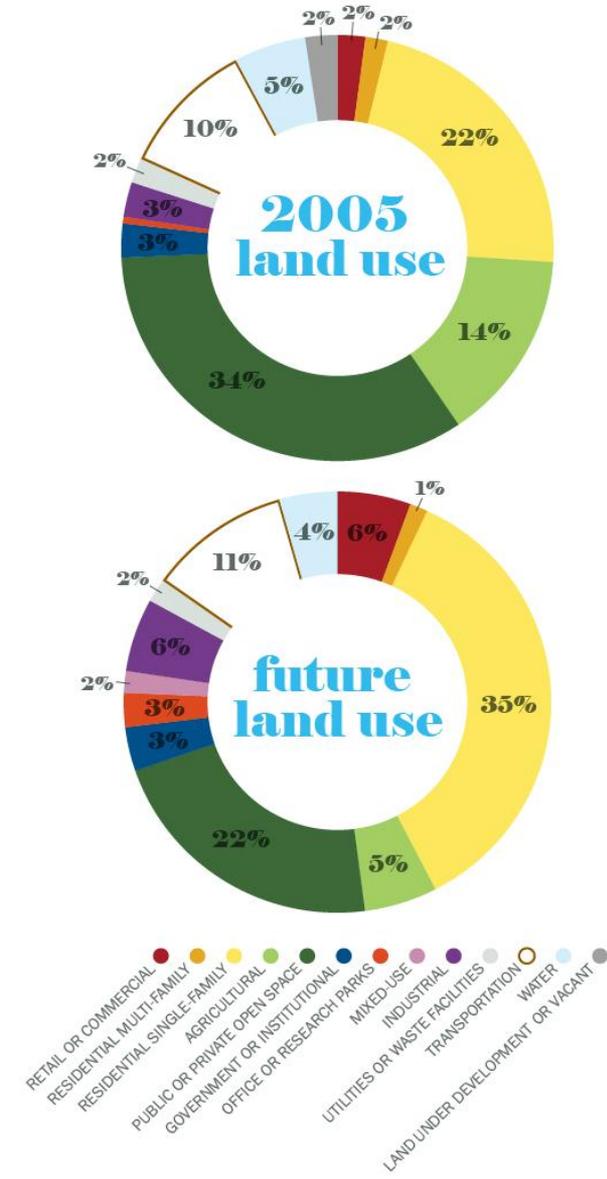


15,682 Acres
are available
to address
open space
and
development
goals

LAKE COUNTY
COOK COUNTY

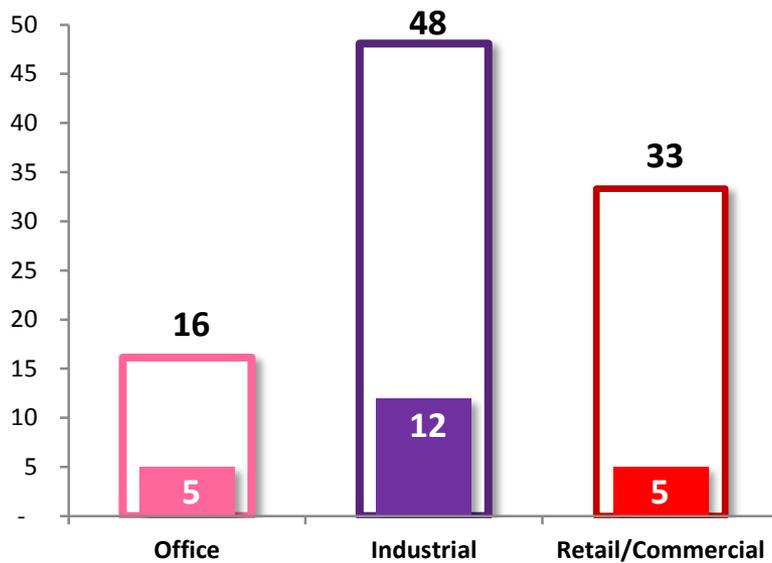
Existing Local Land Use Plans

- Full build-out depicted in municipal Future Land Use Plans unlikely within the next 30 years
- Growth according to plans would cause significant loss of natural areas and agricultural land
- Plans avoid underutilized or infill sites that could accommodate part of the development demand
- Current zoning in the Corridor does not generally support transit

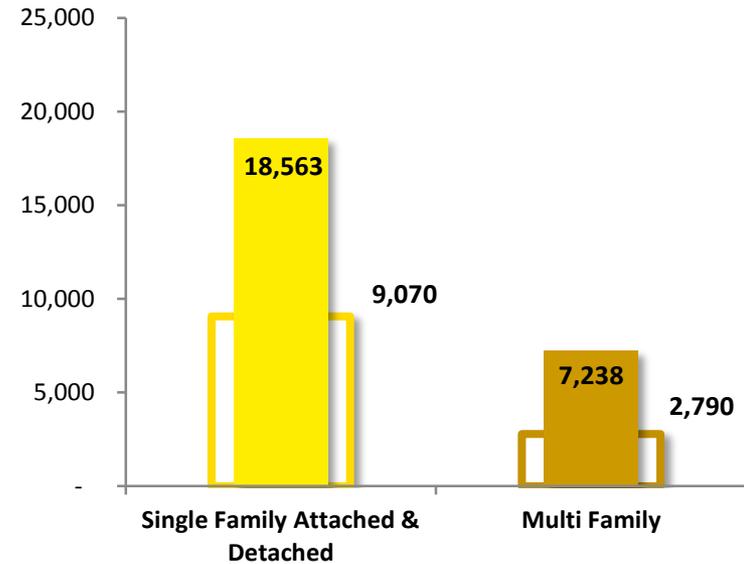


Market Projection vs. Muni Plans

NON-RESIDENTIAL (Millions of SF)



RESIDENTIAL (Units)



■ Market Demand for 2040 (High)

□ Future Land Use Plans

Hot Spot / Cool Spot Analysis

Cool Spots: important and valuable natural resource areas

- Identified through GIS analysis based on 27 weighted factors

Hot Spots: areas likely to undergo significant land use change as a result of the new road facility

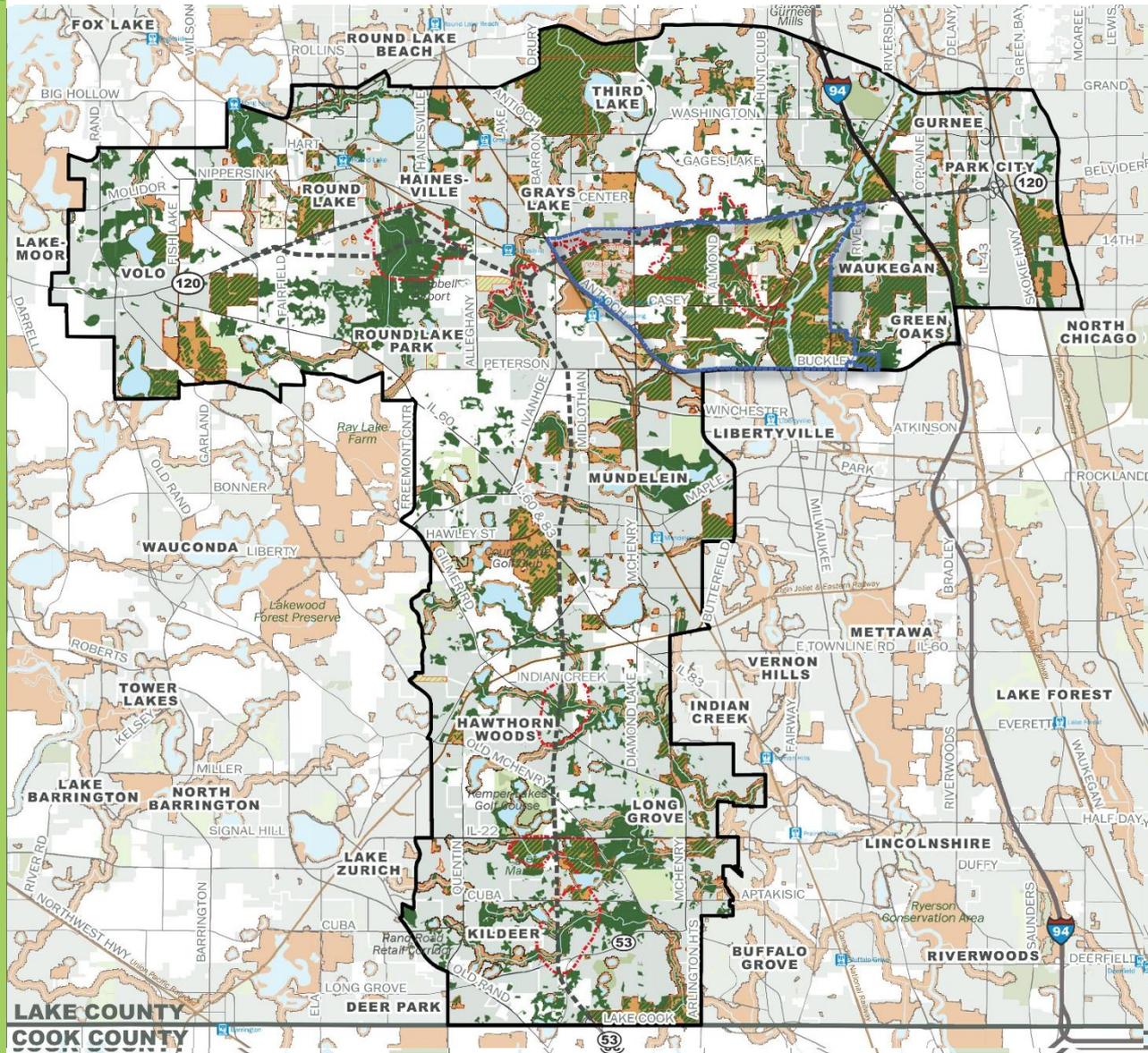
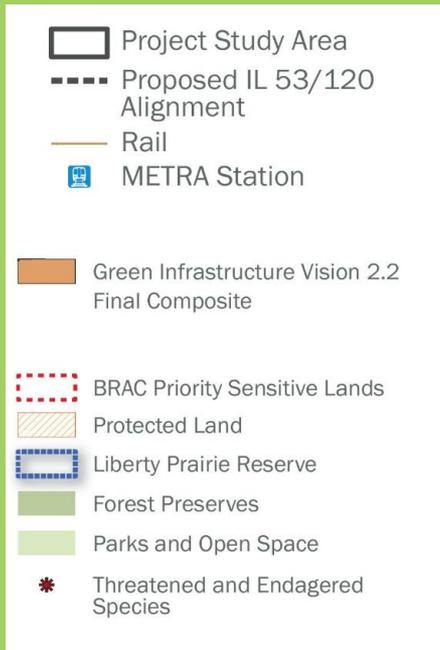
- Identified based on GIS analysis of 18 market, entitlement, and policy factors that drive location of different land uses

Cool Spots Methodology

Priority Sensitive Lands identified by BRAC	5
ADID wetlands	3-5
Threatened & Endangered Species Locations	5
Illinois Natural Area Inventory Sites	5
Illinois Nature Preserves	5
Corps Wetland Mitigation Sites	5
Biologically Significant Streams	5
Sites with wetland bank potential	5
Lake County Forest Preserves	5
Dedicated/Protected Open Space	4
○ Includes the following lands: The Conservation Fund, Conserve Lake County, Deed Restricted Land, Illinois Department of Natural Resources, Libertyville Township Open Space, Prairie Crossing HOA, The Nature Conservancy, Openlands, Natural Resources Conservation Service, Local Parks	
Lake County Wetland Inventory (20 acres and larger)	4

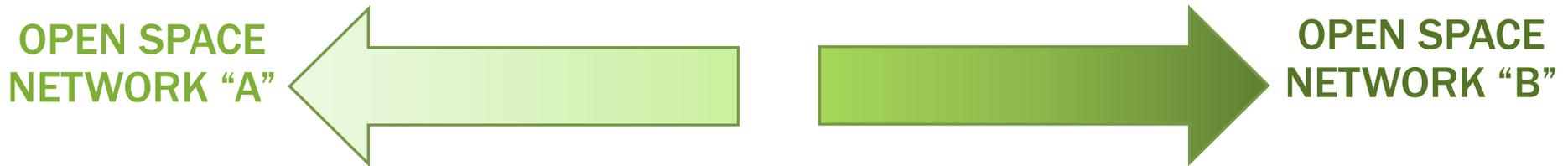
Floodway (FEMA and SMC)	3
SMC Floodplain Buyout Properties	3
Streams	3
303-D Streams	3
Lake County Wetland Inventory (5-20 acres)	3
Lake County Wetland Inventory (0-5 acres)	2
USGS Flood of Record	2
SMC Flood Hazard Inventory	2
Green Infrastructure Vision - Connectivity Areas	2
Forest/Woodland	2
Prairie/Savanna	2
Lake County Farm Land	2
Hydric Soils	1
Erodible Soils	1
WDO Buffer Areas	1
Very Highly Permeable Soils	1

Cool Spots

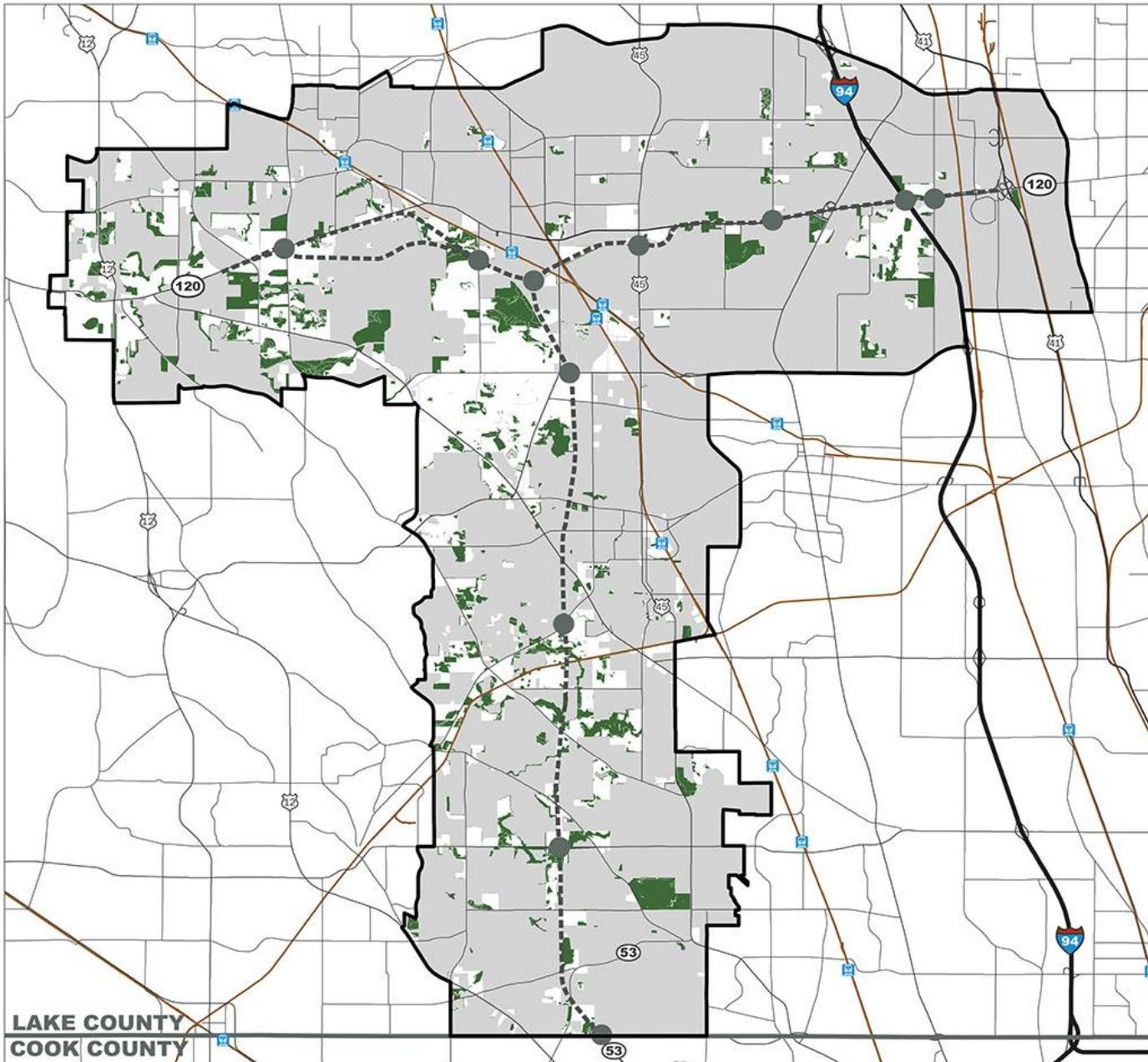


Role in Scenarios

Test land use scenarios with two distinct Open Space Networks

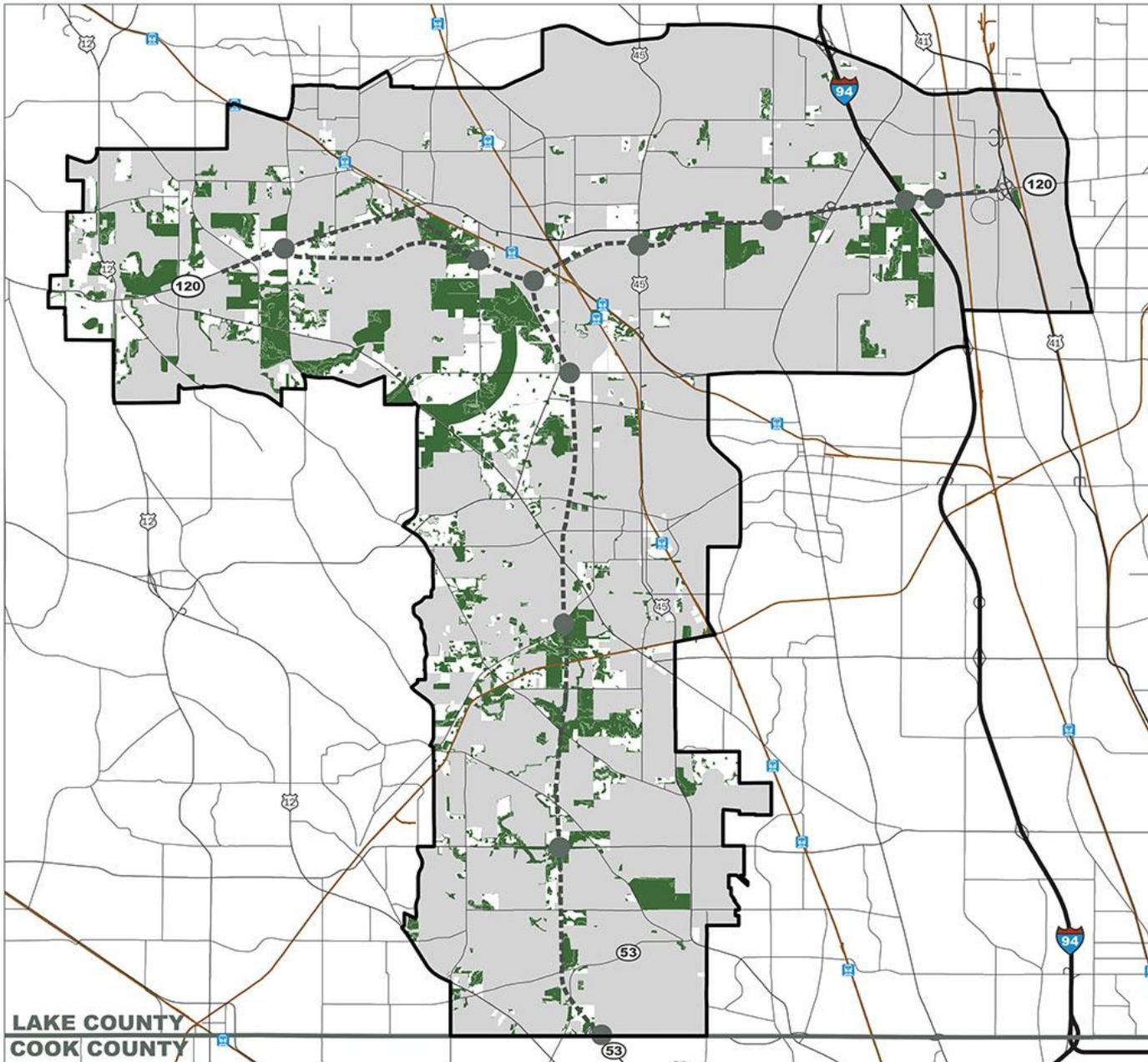


Scenarios 1 & 2 Start with Open Space Network "A"



22,865 total acres
in Open Space and
undeveloped open
space

Scenario 3 & 4 Start with Open Space Network "B"



**6,783 acres of
open space and
developed open
space**
Network A +

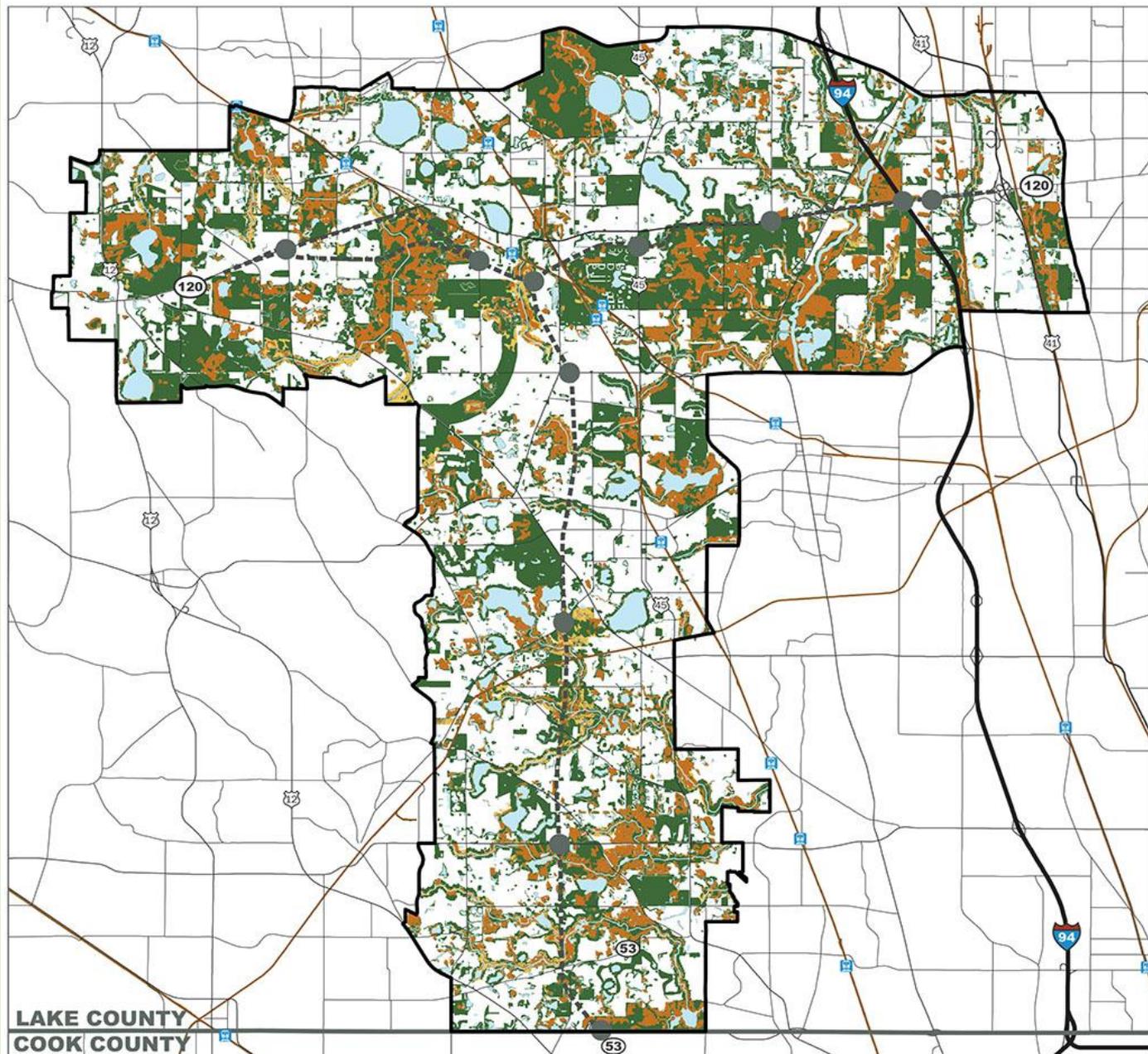
- GIV connections +
- Ag land +
- Additional buffering

Restoration Opportunities

Open Space Network
“A” restoration opportunities

+

Open Space Network
“B” restoration opportunities



Land Use Scenario Planning – Balance Land Use with other Goals

Balance & Trade-offs

Can only hold two at a time

Maximize
Open Space

Maintain
Existing
Residential
Character

Maximize
Tax
Revenue



Corridor Land Use Scenarios

Scenarios
illustrate trade-
offs

Look for
common
ground

SCENARIO

1

SCENARIO

3

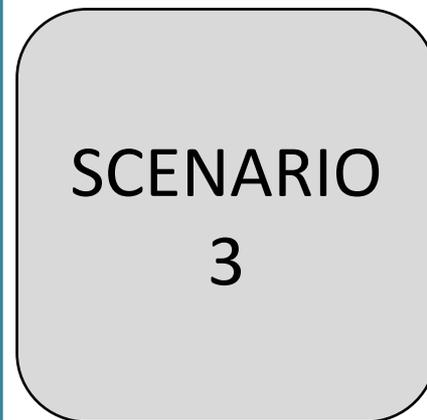
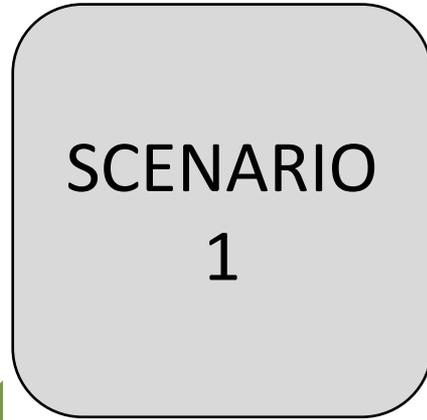
SCENARIO

2

SCENARIO

4

TYPICAL RESIDENTIAL DENSITY RESULTS IN LOWER LEVELS OF NON-RESIDENTIAL DEVELOPMENT



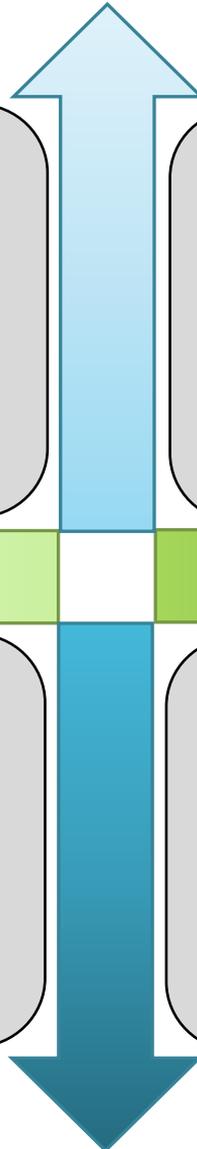
OPEN SPACE
NETWORK "A"



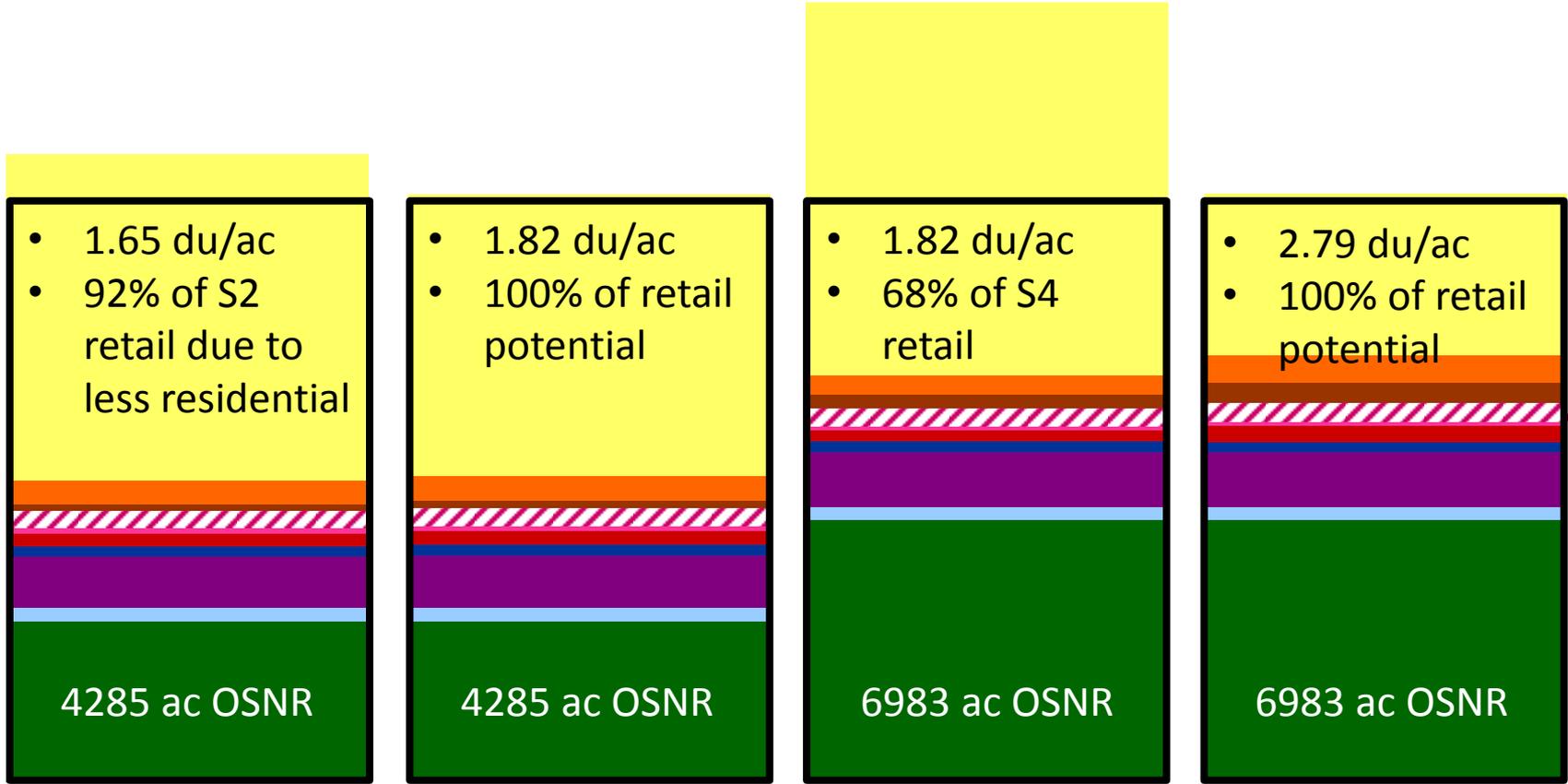
OPEN SPACE
NETWORK "B"



INCREASED RESIDENTIAL DENSITY SUPPORTS MORE
NON-RESIDENTIAL DEVELOPMENT



Scenario Comparison

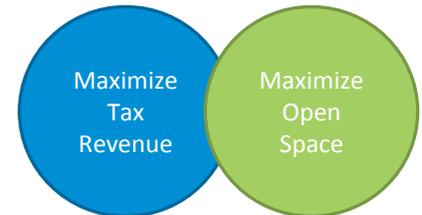
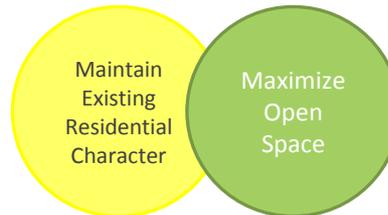


Scenario 1

Scenario 2

Scenario 3

Scenario 4



Scenario Comparison

Metrics allow us to compare scenarios relative to baseline

- **Open Space/Natural Resources**

- New preservation areas
- Agricultural land preserved
- Connectivity

- **Mobility**

- Congestion
- Acres of transit-supportive density
- Pedestrian friendly development

- **Market**

- Ability to accommodate anticipated demand
- Employment
- Property and sales tax revenues

- **Land Use**

- Impact on infrastructure efficiency
- Number of residential units

Ratings used to show comparison to Business-as-Usual Scenario:



Performs
Worse



Performs
Slightly Worse



Performs
About the
Same



Performs
Slightly Better



Performs
Better

Scenario Comparison (all compared to business-as-usual scenario)

	Scenario	1	2	3	4
Open Space/ Natural Resources	Open Space and Natural Resource Preservation	↑	↑	↑	↑
	Agriculture	↑	↑	↑	↑
	Connectivity	↑	↑	↑	↑
Mobility	Congestion	—	—	↑	↑
	Acres of Transit-Supportive Density	—	↑	↑	↑
	Pedestrian Friendly	—	↑	↑	↑
Market	Accommodates Anticipated Demand	↑	—	↓	↑
	Employment	↑	—	↓	↑
	Property & Sales Tax Revenue	↑	—	↓	↑
Land Use	Infrastructure Efficiency	↑	↑	↑	↑
	Number of Residential Units	↓	—	↓	↑

Next Steps

- 1. Work with communities and stakeholders to refine scenarios**
- 2. Explore conservation as foundation of plan implementation strategy**
- 3. Consider Plan structure, organization, and level of detail**
- 4. Investigate cooperative planning tools**

Plan Structure and Detail

Plan Structure and Detail vs
Cooperative Planning Tool

Low Plan Detail and Specificity
Strong Implementation Tool

High Plan Detail and Specificity
Weak Implementation Tool